

IN RE: PETITION FOR ZONING VARIANCE  
N/S Geist Road, 550' W of  
Falls Road (1914 Geist Road)  
8th Election District  
3rd Councilmanic District

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Anne B. Mekalian  
Petitioner

Case No. 88-439-A

#### MEMORANDUM AND ORDER

The Petitioner herein requests variances to permit an accessory structure (garage) in the front yard in lieu of the required rear yard and to permit said accessory structure to have a height of 17 feet in lieu of the maximum permitted 15 feet, all as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified. Also appeared on behalf of the Petition were Mr. & Mrs. Eshmen. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variances should be granted. There is no evidence in the record that the subject variances would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of May, 1988 that an accessory structure (garage) in the front yard in lieu of the required rear yard and to permit said accessory structure to have a height of 17 feet in lieu of the maximum permitted 15 feet, in accordance

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

Mr. Anne B. Mekalian  
1914 Geist Road  
Glyndon, Maryland 21031

Date: 4-18-88



Dennis F. Rasmussen  
County Executive

Re: Petition for Zoning Variance  
Case Number 88-439-A  
N/S Geist Road, 550' W Falls Road  
(1914 Geist Road)  
8th Election District - 3rd Councilmanic District  
Petitioner(s): Anne B. Mekalian  
HEARING SCHEDULED: THURSDAY, APRIL 28, 1988 at 9:00 a.m.

Please be advised that \$79.97 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 52416

DATE 4/28/88 ACCOUNT R.A. Wilson

AMOUNT \$ 79.87

RECEIVED FROM Anne B. Mekalian

FOR Zoning Office 4/28/88 Haines

6 BCCS\*\*\*\*\*7987\*88-439-A

VALIDATION OR SIGNATURE OF CASHIER

with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioner shall not allow or cause the accessory structure (garage) to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen facilities.

J. Robert Haines  
Zoning Commissioner of  
Baltimore County

#### "DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., April 7, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 7, 1988.

THE JEFFERSONIAN,

Susan Schindler  
Publisher

\$33.75

NOTICE OF HEARING  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property described herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:  
Petition for Zoning Variance  
Case Number 88-439-A  
N/S Geist Road, 550' W Falls Road  
(1914 Geist Road)  
8th Election District - 3rd Councilmanic District  
Petitioner(s): Anne B. Mekalian  
Hearing Date: Thursday, April 28, 1988 at 9:00 a.m.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner requested for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County  
4902 PO 8673 Apr. 7

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th Date of Posting 4-11-88

Posted for: Variance

Petitioner: Anne B. Mekalian

Location of property: N/S of Geist Road, 550' W of Falls Road  
(1914 Geist Road)

Location of Signs: On front of 1914 Geist Road

Remarks:

Posted by: J. Robert Haines Date of return: 4-15-88

Number of Signs: 1

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 1st day of February, 1988.

Petitioner Anne B. Mekalian  
Petitioner's Attorney

J. Robert Haines  
ZONING COMMISSIONER

Received by: James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee

#### PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure in the front yard in lieu of the required rear yard, 400.3 to permit an accessory structure to be 17' in height in lieu of the permitted maximum height of 15'.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
1. The proposed structure which will house antique cars, tractors, equipment, etc. cannot be situated in the rear yard in view of the location of the existing pool, septic system and narrowness of the rear yard.
  2. Majority of property, which is wooded, has been placed in "forest preservation" status and therefore cannot be developed including removing of any trees for construction.
  3. Due to topography of ground (i.e., slopes from house outward and to the rear), and the aforementioned development restrictions the only buildable area on the site is in

advertised as prescribed by Zoning Regulations.

I, above Variance advertising, posting, etc., upon filing of this to be bound by the zoning regulations and restrictions of the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, for the purpose of the penalties of perjury, that I/we allow the are the legal owner(s) of the property actually which is the subject of this Petition.

For other reasons to be discussed at the hearing, Legal Owner(s): scheduled hearing.

Signature: Anne B. Mekalian

(Type or Print Name)

Signature: Anne B. Mekalian

1914 GEIST RD. N-15, 440

Address Phone No. 49-27,700

City and State: GLYNDON, MD 21071

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name: NICHOLAS, COMMERCIAL

Address: 3601 BOWEN AVE. 21213 825-5440

City and State: Baltimore, MD

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name: J. Robert Haines

Address: 4902 PO 8673

City and State: Baltimore, MD

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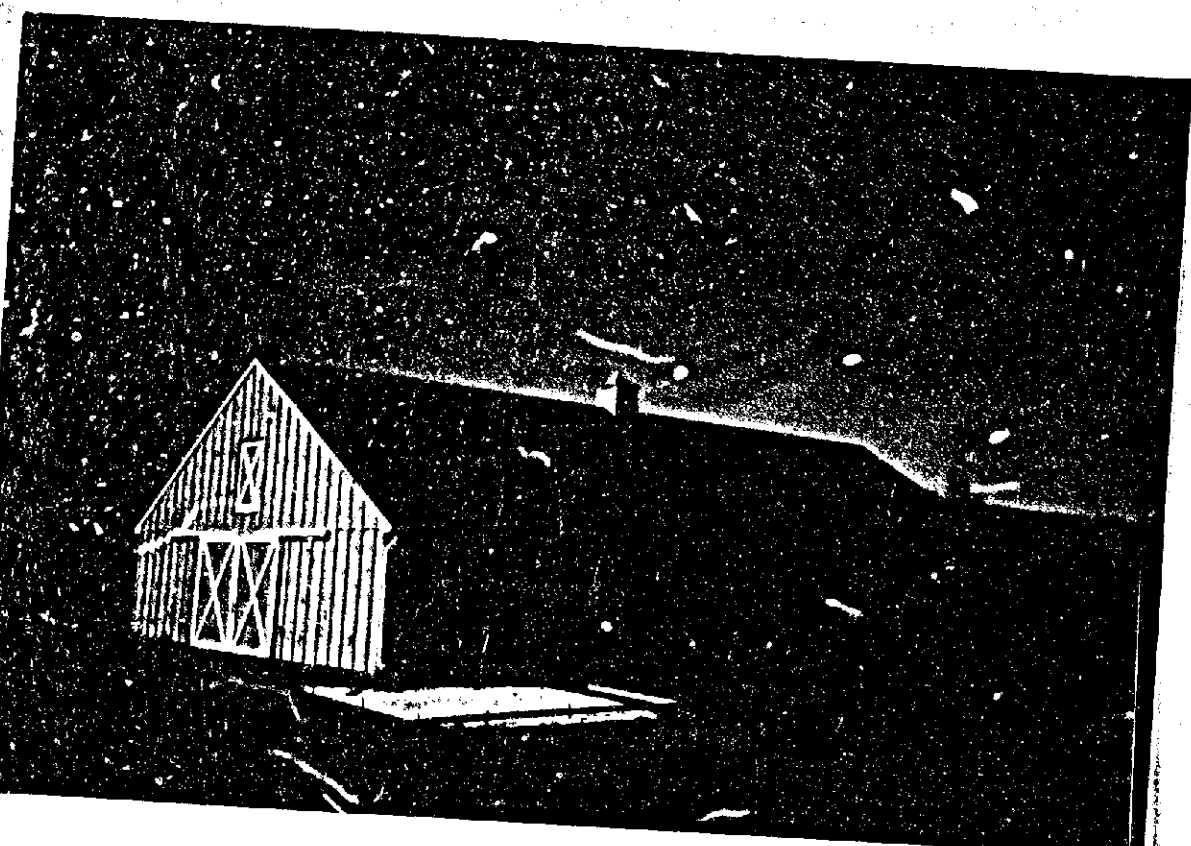
Name: J. Robert Haines

Address: 4902 PO 8673

City and State: Baltimore, MD



PETITIONER(S) EXHIBIT 2



# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 1, 1988

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Ms. Anne B. Mekalian  
1914 Geist Road  
Glyndon, Maryland 21071

RE: Item No. 283 - Case No. 88-439-A  
Petitioner: Anne B. Mekalian  
Petition for Zoning Variance

Dear Ms. Mekalian:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer/dt  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:cer

Enclosures

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building  
Towson, Maryland 21204  
494-3354

March 2, 1988



Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comment for items number 280, 281, 282, 283 and 284.

Very truly yours,

Michael S. Flanigan  
Traffic Engineer Associate II

May 4, 1988

Ms. Anne B. Mekalian  
1914 Geist Road  
Glyndon, Maryland 21031

RE: Petition for Zoning Variance  
N/S Geist Road, 550' W of Falls Road  
8th Election District - 3rd Councilmanic District  
Case No. 88-439-A

Dear Ms. Mekalian:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been Granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

J. Robert Haines  
Zoning Commissioner  
Baltimore County

April 25, 1988

To whom it may concern,

I would like to take this opportunity to inform all those concerned that I support Mr. and Mrs. Michael Mekalian in their effort to obtain a zoning variance in order to build a garage on their property. I am aware that said garage needs a zoning variance on the basis of its location at the front of the house instead of the rear, and also that said garage would be 17 feet in height instead of the 15 feet allowed. This letter is in reference to case #88-439-A.

I live at 2020 Geist Rd., which is the next driveway to the west of the Mekalian residence. I have lived here for 15 years. If there are questions, or if I may be helpful in any way, please do not hesitate to contact me personally at my home.

Respectfully yours,

Allen Cohen  
2020 Geist Rd.  
Glyndon, MD, 21071  
(301) 504-2070

PETITIONER(S)  
EXHIBIT 4

Baltimore County  
Fire Department  
Towson, Maryland 21204-2286  
494-4500

February 11, 1988

Paul H. Reincke

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204



Re: Property Owner: Anne B. Mekalian

Location: NS Geist Rd., 550' W. of Falls Road

Item No.: 283

Zoning Agenda: Meeting of 2/16/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

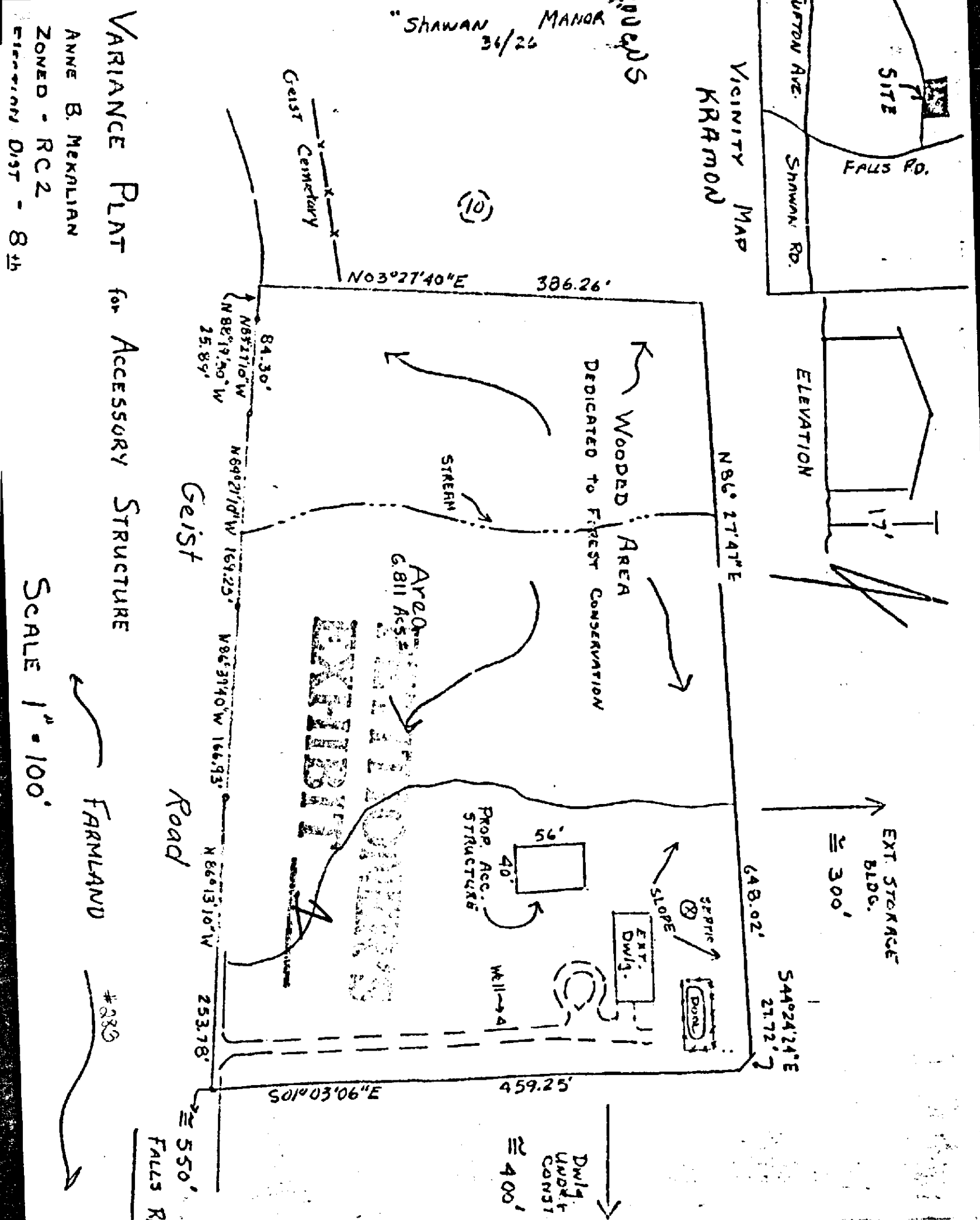
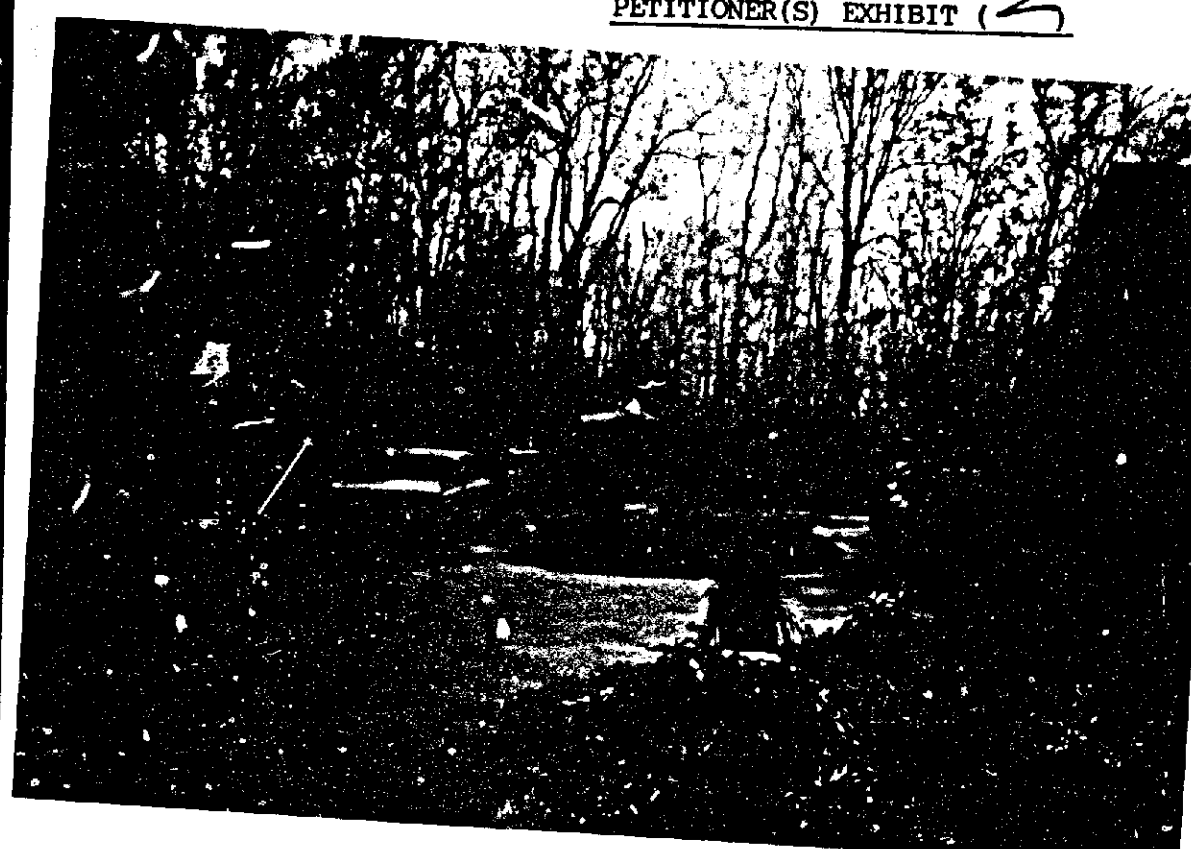
( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Kelly* Noted and Approved: *John E. O'Neill*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/s/

PETITIONER(S) EXHIBIT 3



SCALE 1" = 100'

LAW OFFICES  
KRAMON & GRAHAM, P. A.  
SUN LIFE BUILDING  
CHURCH CENTER  
BALTIMORE, MARYLAND 21201  
(301) 787-6030  
TELEFAX (301) 938-9299

April 26, 1988

J. Robert Haines, Esquire  
Zoning Commissioner for  
Baltimore County  
Office of Planning and Zoning  
Towson, Maryland 21204

Re: Application of Mr. and Mrs.  
Michael Mekalian for Zoning  
Variance on 1914 Geist Road

Dear Commissioner Haines:

My wife and I are the owners in fee of 1914 Geist Road, the property which adjoins that of Mr. and Mrs. Mekalian. We are aware of the fact that a hearing respecting a zoning variance is to be held this week and we understand the subject matter of that hearing.

I am providing Mr. and Mrs. Mekalian with this letter for the purpose of permitting it to be used to advise you and the Board that my wife and I have no objection to the structure Mr. and Mrs. Mekalian proposed to build. In fact, that structure will be a rather routine outbuilding of the sort consistent with the uses in the area. The proposed structure will adjoin a substantial wooded area which is protected by watershed designation and which separates the property of Mr. and Mrs. Mekalian from that of me and my wife. You may wish to note that my wife and I are the only property owners on the side of Mr. and Mrs. Mekalian's property wherein the proposed structure is intended to be constructed.

Sincerely,

James M. Kramon

JMK:ndc  
cc: Mr. and Mrs. Michael Mekalian

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